

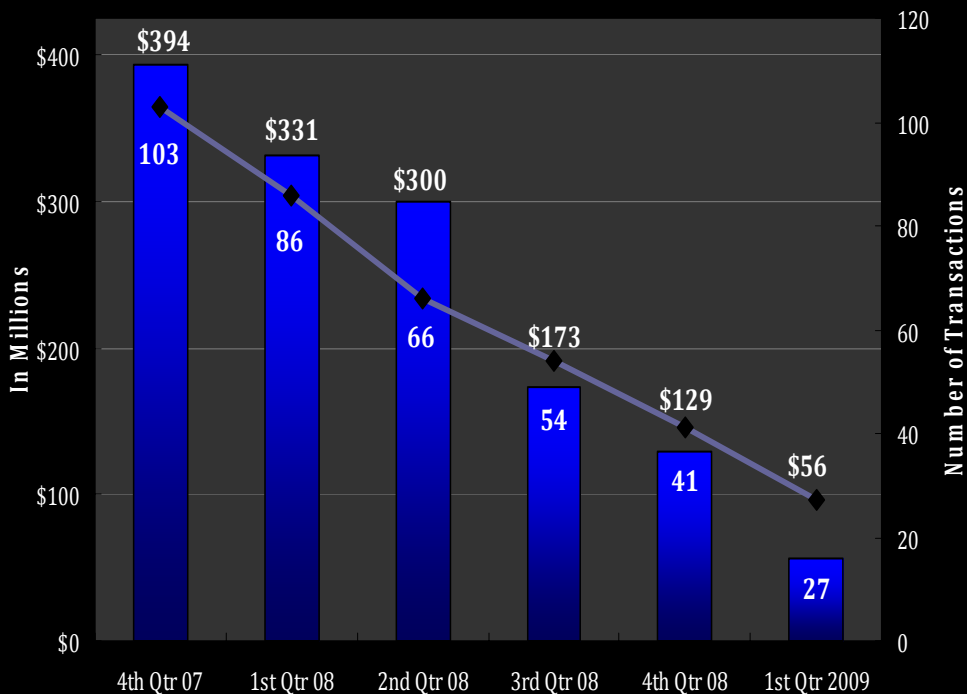
First Quarter 2009 Sales (\$1,000,000+, ten county region, all asset types)



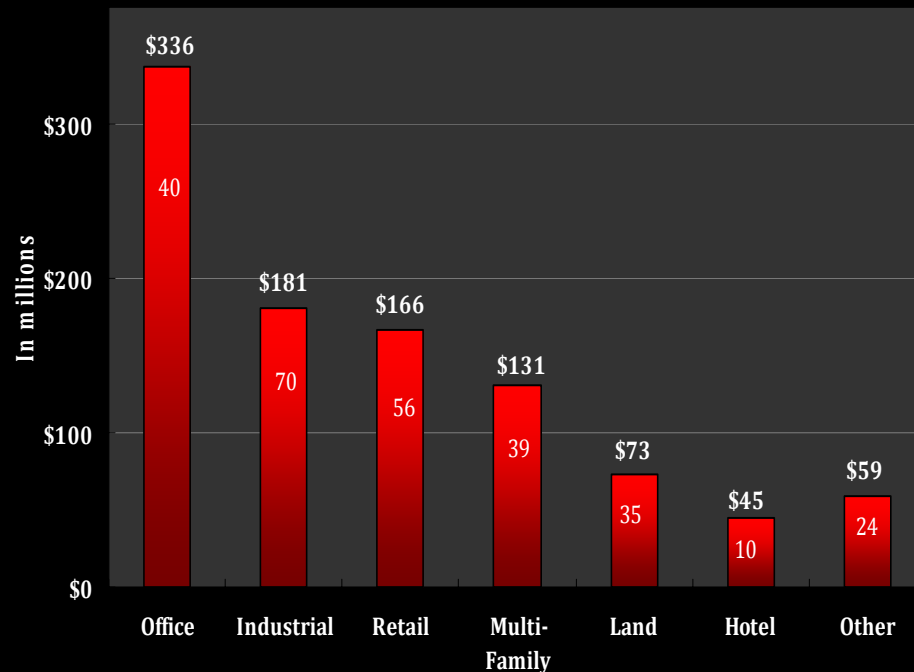
GRUBB & ELLIS.
From Insight to Results

Date	Street Address	City	County	Price	Sq. Ft.	Price/Sq ft	Asset Type	Buyer	Seller
03/09/09	5467 Evergreen Parkway	Sheffield Village	Lorain	\$1,660,000	37,328	\$44.47	Industrial	Sheffield Metals R/E LLC	Bluestone Partners, LLC
03/03/09	5722-5785 Chevrolet Blvd	Parma	Cuyahoga	\$2,100,000	63,120	\$33.27	Retail	13 Associates LLC	JDS Properties
03/02/09	10823 Magnolia Drive	Cleveland	Cuyahoga	\$1,000,000	8,300	\$120.48	Multi-Family	Hawken School	Michael Goronok
02/27/09	2997-3015 W. Market St	Fairlawn	Summit	\$7,050,000	14,500	\$486.21	Retail	James Mintzer	West Market of Miller Road Properties
02/26/09	5644 Mayfield Road	Lyndhurst	Cuyahoga	\$3,700,000	10,872	\$340.32	Retail	Musca Propeties LLC	Greystone Group-Lyndhurst, LLC
02/25/09	3927 Clark Avenue	Cleveland	Cuyahoga	\$1,075,000	51,671	\$20.80	Industrial	Wilfred and Lorna Van Handel	CRZ3 LLC
02/21/09	9789 State Route 14	Streetsboro	Portage	\$1,550,000	35,848	\$43.24	Motel	Shree Ganesh LLC	Nanubhai Patel
02/20/09	5612 Wilson Mills Road	Highland Heights	Cuyahoga	\$1,350,000	43,741	\$30.86	Retail	Echo Highland Heights Association	Fishland Properties Corp
02/18/09	1121 E. 260th Street	Euclid	Cuyahoga	\$2,000,000	78.44 acres	\$25,498	Land	Fogg-Euclid LLC	CDC Cleveland, LLC
02/17/09	33 Seminary Street	Berea	Cuyahoga	\$2,400,000	10,000	\$240.00	Religious Facility	Baldwin Wallace College	First Congregational United Church
02/13/09	519 Avon Belden Road	Avon Lake	Lorain	\$1,000,000	3,236	\$309.02	Retail	Margam Inv-519 Avon Belden Rd	Shoreham Development
02/12/09	501 Johnson Road	Kent	Portage	\$1,400,000	97.34 acres	\$14,382	Land	Landa LLC	Builders Financial Services
02/05/09	1260 Ethan Avenue	Streetsboro	Portage	\$1,200,000	23,580	\$50.89	Industrial	1260 Ethan Avenue LLC	James and Anna Witkowski
02/05/09	Emery Road	Warrensville Heights	Cuyahoga	\$1,128,050	15 acres	\$75,203	Land	LI Progressive Interchange	Snavelly Development
02/05/09	25157 Carlton Park	North Olmsted	Cuyahoga	\$2,767,500	54 units	\$51,250	Multi-Family	Carlton Park Properties LLC	WBC Carlton LLC
02/04/09	29707 Euclid Avenue	Wickliffe	Lake	\$1,015,000	10 acres	\$101,500	Land	Wickliffe Reserve LLC	Vitantonio LLC
01/30/09	1850 State Route 59	Kent	Portage	\$1,075,000	16,488	\$65.20	Retail	Aaron Rents Inc	Rex Radio & Television Inc
01/29/09	14725 Detroit Avenue	Lakewood	Cuyahoga	\$1,950,000	81,684	\$23.87	Office	14701 Detroit LLC	Lakewood Professional Center LLC
01/27/09	38513 Chestnut Ridge Road	Elyria	Lorain	\$1,100,000	9,240	\$119.05	Shopping Center	RNH LLC	E & L
01/21/09	4437 E. 49th Street	Cleveland	Cuyahoga	\$6,600,000	231,505	\$28.51	Industrial	AIC Ventures	St Ives Inc Cleveland
01/15/09	14701 Detroit Avenue	Lakewood	Cuyahoga	\$1,175,000	253,174	\$4.64	Office	14701 Detroit LLC	Lakewood Equities LLC
01/14/09	6160 Halle Drive	Valley View	Cuyahoga	\$1,050,000	15,500	\$67.74	Industrial	J&K Properties Inc	Wedge Properties Inc
01/14/09	1900 Euclid Avenue	Cleveland	Cuyahoga	\$3,710,000	131,402	\$28.23	Multi-Family	1900 Euclid Holdings LLC	LB-UBS 1900 Euclid LLC
01/13/09	28601 Clemens Road	Westlake	Cuyahoga	\$1,424,000	92,374	\$15.42	Office	Hyland Software Inc	Nordson Corporation
01/07/09	7834 Reynolds Road	Mentor	Lake	\$1,050,000	10,801	\$97.21	Food Stores	1 Mentor Co LLC	OS Realty LLC
01/07/09	32000 N. Marginal Drive	Willowick	Lake	\$3,757,700	96 units	\$39,142	Multi-Family	Stuart Graines	Associated Estates Realty
01/01/09	26 Stage Avenue	Painesville	Lake	\$1,167,000	25,000	\$46.68	Industrial	Airgas Great Lakes Inc	2020 Train Avene Inc

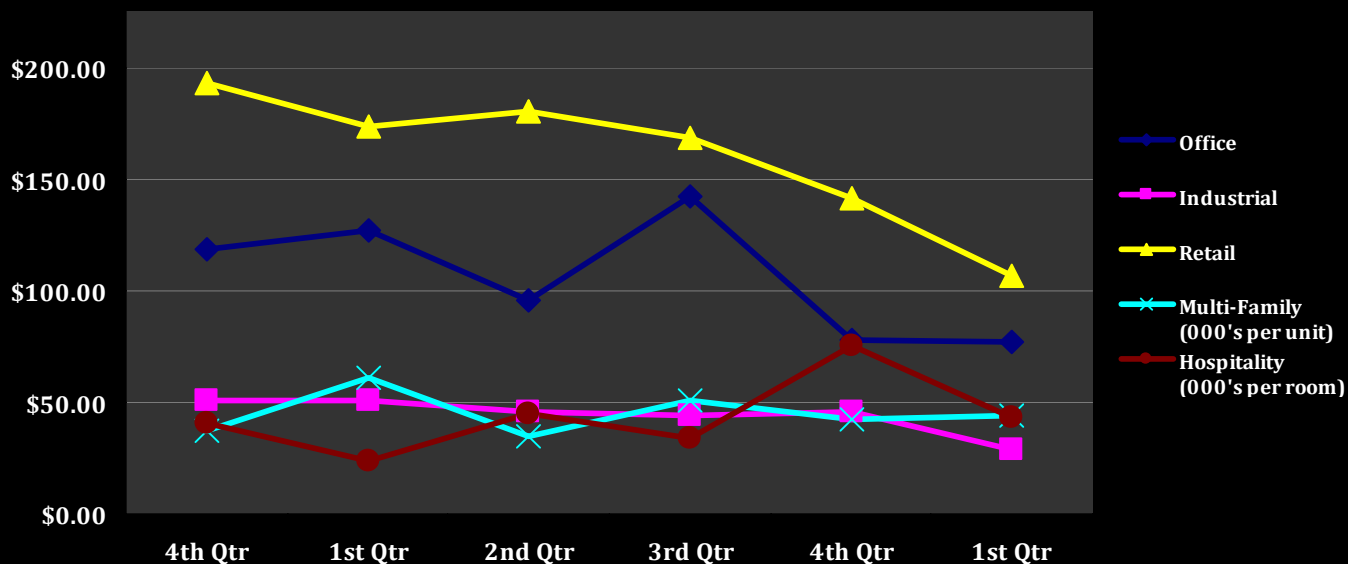
Sales Market (All Types \$1,000,000 or Greater by Quarter)



Sales Market (All Sales \$1,000,000 or Greater by Type)



All Types Per Square Foot Cost



For more information:

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